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**364991**

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SEP 23 1996

City of Riverside  
Public Works Department  
Survey Section  
3900 Main Street  
Riverside, California 92522

Recorded in Official Records  
of Riverside County, California

Recorder

Fees \$

10

FOR RECORDER'S OFFICE USE ONLY



Project: **PW-002-967**  
**8579 California Avenue**

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE

Property Owner(s): **FLORENCE V. DAVIS, a widow**

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside, California, hereby declares that on **September 5, 1996**, a waiver of parcel map for lot line adjustments was granted to the above-referenced property owner(s) to create the parcels of real property as described in **Exhibit "A"** attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California, which parcels as described in said **Exhibit "A"** thereby created comply with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE.

PLANNING COMMISSION OF THE  
CITY OF RIVERSIDE

STEPHEN J. WHYLD  
PLANNING DIRECTOR

Dated: September 23, 1996

By J. Craig Aaron  
J. CRAIG AARON  
PRINCIPAL PLANNER

GENERAL ACKNOWLEDGEMENT

State of California  
County of Riverside } ss

On 9-23-96, before me Janis Lowry  
(date) (name)

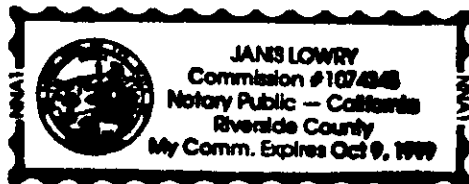
a Notary Public in and for said State, personally appeared

J. Craig Aaron  
Name(s) of Signer(s)

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Janis Lowry  
Signature



pw002967.coc

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- ( ) Attorney-in-fact  
( ) Corporate Officer(s)

Title \_\_\_\_\_

Title \_\_\_\_\_

- ( ) Guardian/Conservator  
( ) Individual(s)  
( ) Trustee(s)  
(X) Other

Principal Planner

- ( ) Partner(s)  
( ) General  
( ) Limited

The party(ies) executing this document is/are representing:

City of Riverside

## EXHIBIT "A"

PARCEL 1

THAT PORTION OF LOT 14, BLOCK 7 OF THE LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 70 RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID LOT 14; THENCE N34°00'00"W ALONG THE WESTERLY LINE OF SAID LOT 14, A DISTANCE OF 4.00 FEET; THENCE N56°00'00"E AND PARALLEL WITH THE CENTERLINE OF CALIFORNIA AVENUE, A DISTANCE OF 98.22 FEET TO THAT CERTAIN PARCEL OF LAND CONVEYED TO FLORENCE V. DAVIS AND ARTHUR S. DAVIS BY DEED RECORDED JUNE 12, 1950 IN BOOK 1180, PAGE 258 RECORDS OF RIVERSIDE COUNTY CALIFORNIA, SAID POINT BEING THE POINT OF BEGINNING; THENCE N34°00'00"W AND PARALLEL WITH THE WESTERLY LINE OF SAID LOT 14, A DISTANCE OF 141.00 FEET; THENCE N56°00'00"E AND PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT 14, A DISTANCE OF 73.00 FEET, TO AN ANGLE POINT IN THE SOUTHEASTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO ARTHUR S. DAVIS AND FLORENCE V. DAVIS BY DEED RECORDED NOVEMBER 6, 1953, IN BOOK 1523, PAGE 443, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID POINT ALSO BEING A POINT ON THE NORTHWESTERLY LINE OF PARCEL 1, AS SHOWN BY MAP ON FILE IN BOOK 19, PAGE 84 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE S34°00'00"E ALONG THE EASTERLY LINE OF SAID PARCEL OF LAND CONVEYED NOVEMBER 6, 1953, A DISTANCE OF 141.00 FEET, TO A POINT ON A LINE PARALLEL WITH AND 44.00 FEET NORTHERLY OF THE CENTERLINE OF CALIFORNIA AVENUE; THENCE S56°00'00"W AND PARALLEL WITH THE CENTERLINE OF CALIFORNIA AVENUE, A DISTANCE OF 73.00 FEET TO THE POINT OF BEGINNING.

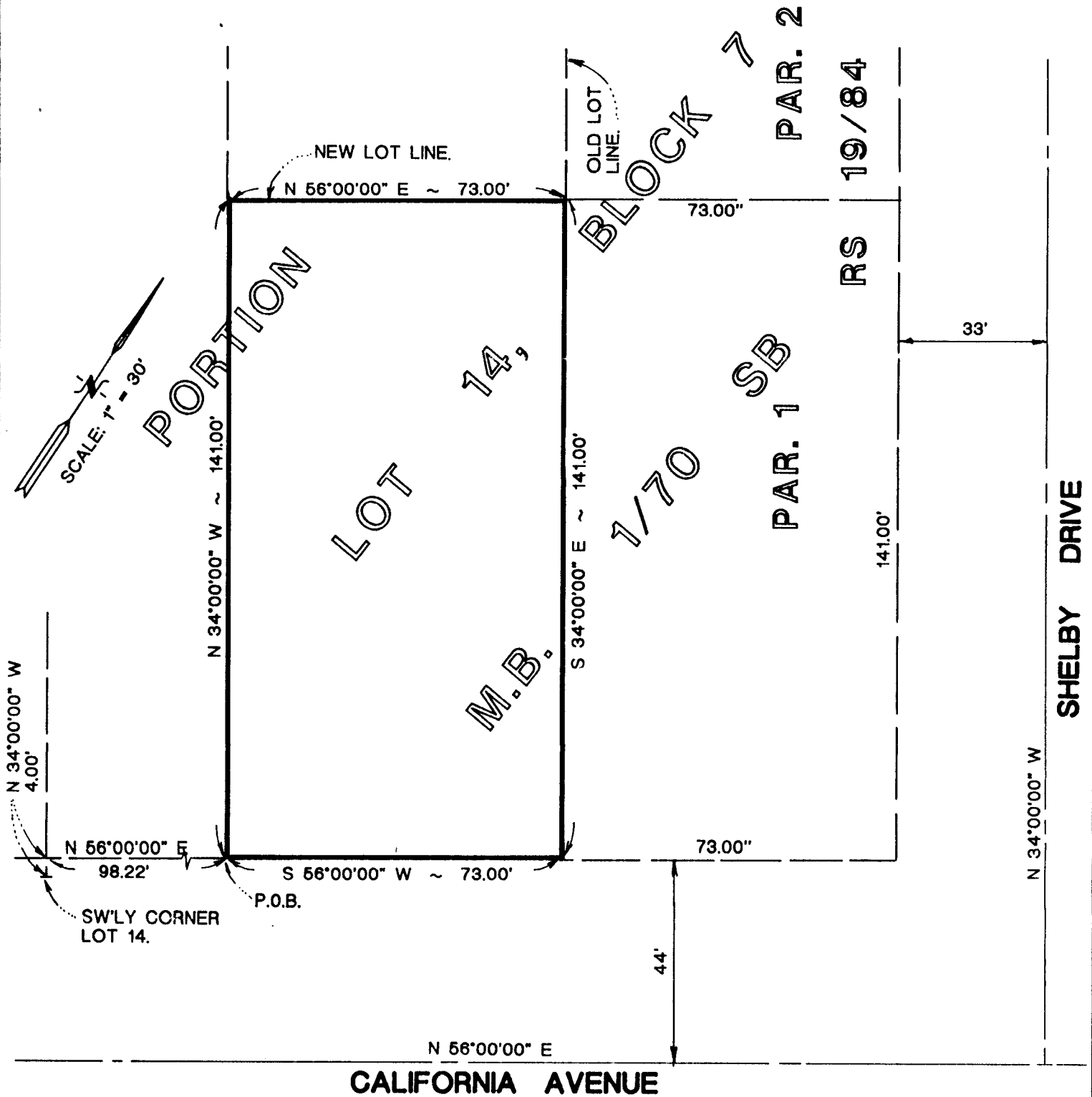


*Allen W. Martin*  
9/17/96

DESCRIPTION APPROVAL *9/18/96*  
*Allen W. Martin* by *WF*  
SURVEYOR, CITY OF RIVERSIDE

- EXHIBIT "B" -

364991



**EXHIBIT "A"**PARCEL 2

THAT PORTION OF LOT 14, BLOCK 7 OF THE LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 70 RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID LOT 14; THENCE N34°00'00"W ALONG THE WESTERLY LINE OF SAID LOT 14, A DISTANCE OF 4.00 FEET; THENCE N56°00'00"E AND PARALLEL WITH THE CENTERLINE OF CALIFORNIA AVENUE, A DISTANCE OF 98.22 FEET TO THAT CERTAIN PARCEL OF LAND CONVEYED TO FLORENCE V. DAVIS AND ARTHUR S. DAVIS BY DEED RECORDED JUNE 12, 1950 IN BOOK 1180, PAGE 258 RECORDS OF RIVERSIDE COUNTY CALIFORNIA; THENCE N34°00'00"W ALONG THE WESTERLY LINE OF SAID PARCEL, A DISTANCE OF 141.00 FEET TO THE POINT OF BEGINNING; THENCE N34°00'00"W CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 130.00 FEET TO A POINT ON THE NORTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO JOHN WINTERBORNE BY DEED RECORDED JUNE 6, 1947 IN BOOK 834, PAGE 546, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE N56°00'00"E ALONG SAID NORTHWESTERLY LINE A DISTANCE OF 146.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 33.00 FEET WESTERLY OF THE CENTERLINE OF SHELBY DRIVE; THENCE S34°00'00"E AND PARALLEL WITH THE CENTERLINE OF SHELBY DRIVE, A DISTANCE OF 130.00 FEET TO A POINT ON THE NORTHWESTERLY LINE OF PARCEL 1 AS SHOWN BY MAP ON FILE IN BOOK 19, PAGE 84 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE S56°00'00"W ALONG SAID NORTHWESTERLY LINE, ALSO BEING PARALLEL WITH THE CENTERLINE OF CALIFORNIA AVENUE, A DISTANCE OF 146.00 FEET TO THE POINT OF BEGINNING.



*Allen W. Martin*  
9/17/96

DESCRIPTION APPROVAL 9/18/96  
*Allen W. Martin*  
SURVEYOR, CITY OF RIVERSIDE by *WE*

# EXHIBIT "B"

364991

NW'LY LINE OF PROPERTY CONVEYED TO  
JOHN WINTERBORNE BY DEED RECORDED  
6/6/47 IN BK. 834 PG. 548 OR

N 56°00'00" E ~ 146.00'

33'

SCALE: 1" = 30'

PORTION

N 34°00'00" W ~ 130.00'

LOT 14,

BLOCK 1

OLD LOT LINE

PAR. 2

SB

1/70

19/84

S 34°00'00" E ~ 130.00'

N 34°00'00" W

SHELBY DRIVE

S 56°00'00" W ~ 146.00'

P.O.B.

M.B.

PAR. 1

RS

N 34°00'00" W  
4.00'

N 56°00'00" E  
98.22'

SW'LY CORNER  
LOT 14

44'

N 56°00'00" E

CALIFORNIA AVENUE